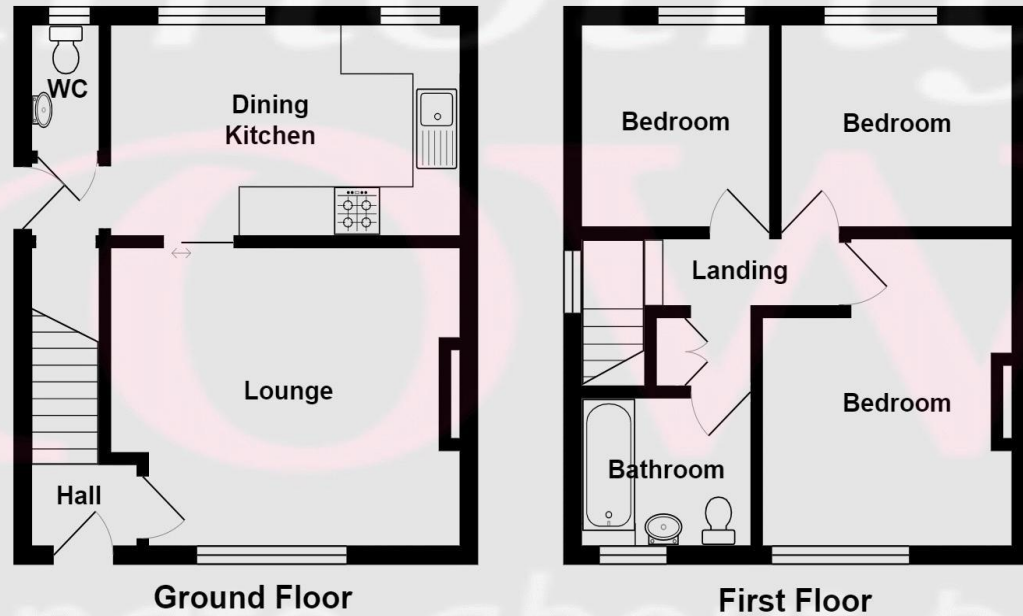


All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Total Area: 70.3 m²

Energy performance certificate (EPC)

Energy rating	D	Valid until	28 May 2030
Current EPC		Current EPC	
Property type	Semi-detached house		
Total floor area	70 square metres		

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read more about the rules on the regulations and exemptions https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/442424/energy-guidance-for-landlords-on-the-regulations-and-exemptions.pdf

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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6 Norbury Drive

Congleton, Cheshire CW12 1NB

Guide Price £179,950

- 3 BEDROOM END TERRACE
- REQUIRES SOME UPDATING
- LARGE REAR GARDEN
- DRIVEWAY PROVIDING PARKING
- GAS CENTRAL HEATING
- CLOSE TO LOCAL SCHOOLS

An end of terrace 3 bedroom house requiring cosmetic updating but been well maintained over the years, location is always a good attribute is to have when searching for your next home, this property is in a well established area being close to town, extent local schools, good road connections and a short distance to open countryside.

The property is constructed of brick elevations with part rendering to upper section under a tile roof and having gas fired central heating. To the front it has the benefit of a full width terrace parking area with access to the front door and path leading to the rear garden, which is of a large size compared to modern property, which is ideal for the keen gardener or families requiring a children's safe play environment.

The accommodation comprises: hall with stairs and door to lounge with fireplace and door to dining kitchen with traditional style base and eye level units, understairs cupboard and very useful ground floor w.c.. At first floor level the landing allows access

the three decent size bedrooms and family bathroom.

If you are looking for a home where you can put your own "stamp" on it, this is one we recommend! Call us now to view!

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Weather canopy over front door.

HALL : Radiator. BT telephone point (subject to BT approval). Stairs to first floor. Door to lounge.

LOUNGE 14' 8" x 11' 11" (4.47m x 3.63m): PVCu double glazed window to front aspect. Gas fire. Single panel central heating radiator. Sky point. 13 Amp power points. Door to dining kitchen.

CLOAKROOM/W.C. : Opaque window to rear aspect. Suite comprising: low flush w.c. and wash hand basin with tiled splashback. Single panel central heating radiator.

KITCHEN/DINER 14' 9" x 8' 5" (4.49m x 2.56m): Two windows overlooking rear garden. Range of base and eye level units with inset single drainer stainless steel sink unit. Space and plumbing for washing machine. Slot in cooker and dryer. Tiled splashbacks. Wall mounted Baxi gas combi boiler. 13 Amp power points. Single panel central heating radiator. Doorway to understairs cupboard, cloakroom/w.c. and to outside.

First Floor :

LANDING : Window to side. Power point. Access to roof space. Cupboard. Doors to all rooms.

BEDROOM 1 FRONT 12' 5" x 10' 5" (3.78m x 3.17m) max to 9ft 5in min: Window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 9' 8" x 8' 2" (2.94m x 2.49m): Window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 8' 0" x 7' 10" (2.44m x 2.39m): Window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM : Opaque PVCu double glazed window to front aspect. White coloured suite comprising: low flush w.c., pedestal wash hand basin and panelled bath with electric shower and curtain over. Single panel central heating radiator.

Outside :

FRONT : Tarmac double width driveway. Path and gate to side leading to rear.

REAR : Enclosed by timber fence panels. Patio area leading to lawn with central path leading down to rear gate. Two timber storage sheds.

TENURE : Freehold (subject to solicitors' verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent TIMOTHY A BROWN.

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: From our offices proceed along West Street turning right into Antrobus Street and left into Mill Street. Proceed to the roundabout and take the first exit over the bridge and on to Rood Hill. Turn right at the traffic lights and then second right into Norbury Drive where the property will be found on the left hand side clearly identified by our For Sale board.

